

Section 168.12

EXTERIOR STORAGE CONTAINERS AND STORAGE TRAILERS

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1: DEFINITIONS

As used in this chapter, the following terms shall have the following meanings:

STORAGE CONTAINER: Any enclosed receptacle, without wheels, twenty feet (20') or more in length designed, built or intended to be used for the shipment, transportation or storage of goods and not being used primarily for the shipment or transportation of goods, but not including a construction trailer. A storage container shall be defined as a Temporary Structure in accordance with Section 108, *Temporary Structures and Uses* of the International Building Code. Storage container does not include a truck trailer or semi-truck trailer while it is actively being used for the transportation of materials, inventory or equipment.

STORAGE TRAILER: Any enclosed receptacle, with wheels, twenty feet (20') or more in length designed, built or intended to be used for the shipment, transportation or storage of goods but not including a construction trailer. A storage trailer shall be defined as a Temporary Structure in accordance with Section 108, *Temporary Structures and Uses* of the International Building Code. Storage trailer does not include a truck trailer or semi-truck trailer while it is being used for the transportation of materials, inventory or equipment.

2. RESTRICTIONS ON STORAGE CONTAINERS ON RESIDENTIAL PROPERTIES

- a.) No On-Site Storage Container shall be permitted in any residentially-zoned district of the City, or on any property within the City used for residential purposes.

- b.) An On-Site Storage Container shall not be considered to be an "Accessory Building" under Chapter 165.
- c.) Notwithstanding the provisions set forth in subsection (a) of this section, the temporary placement of portable On-Site Storage Containers on residentially-zoned properties, or on properties the primary use of which are residential, for the limited purpose of temporary storage to accommodate a move, a remodeling project, or the clean-up of a casualty loss, shall be permitted for a period of time not exceeding ninety (90) days in any one calendar year.
- d.) Notwithstanding the provisions set forth in subsection (a) of this section, licensed and bonded contractors may use On-Site Storage Containers for the temporary location of an office, or the temporary storage of equipment, and/or materials during construction which is taking place on the property where the Container is located, if the use of the Container is authorized pursuant to a city building permit below.
- e.) Any On-Site Storage Container existing on a Residential Lot at the time of the adoption of this ordinance may continue to exist for a period of one year as a non-conforming use. After one year after the adoption of this ordinance the On-Site Storage Container shall be removed from the residential lot. If the Storage Container is moved for any reason prior to the end of the year period the On-Site Storage container shall be considered non-conforming and shall be removed from the lot at that time.

3: STORAGE CONTAINERS OR STORAGE TRAILERS PERMITTED

A. Application of Provisions: This chapter shall apply to use of any storage container or storage trailer for the storage of materials, equipment or inventory.

B. Notwithstanding the foregoing, this chapter shall not apply to the following:

1. Storage containers or storage trailers attached to a loading dock, storage containers or storage trailers used for the storage of seasonal items at retail stores for a period not to exceed 90 days per calendar year, construction trailers or construction offices during construction taking place on the property that the container is located, or containers or licensed and federally inspected vehicles such as a truck trailer or semi-truck trailer while it is not being used for the storage of goods;

2. On site storage containers or storage trailers used in residentially zoned areas for the limited purpose of temporary storage to accommodate a move, a remodeling project, or the cleanup after a causality loss for a period not to exceed 60 days per calendar year.

4: REQUIRED CONDITIONS

Storage containers or storage trailers permitted by this chapter shall be subject to the following conditions:

- A. Storage containers or storage trailers shall not be stacked;
- B. Storage containers or storage trailers not connected to a loading dock shall be located not less than twenty feet (20') from any building and shall not block any fire exit doors of the building;
- C. Storage containers or storage trailers shall at all times be kept good in appearance and shall not be in a state of neglect, including, but not limited to, substantial peeling paint, rust holes or missing or broken parts. Multiple storage containers or storage trailers when being used as storage rental units on the same property shall be painted all the same color;
- D. Storage containers or storage trailers shall not have any attachments such as utilities, roof, siding, stairs or other conditions unless such container or trailer complies with all applicable electrical and building code requirements;
- E. Storage containers or storage trailers shall have no goods or materials underneath the container or trailer;
- F. Storage containers or trailers shall not be used for the storage of hazardous waste or materials unless the container or trailer complies with all applicable federal, state or local regulations; and
- G. Storage containers or storage trailers shall at all times be kept secure.

5: PERMIT REQUIRED:

No person shall use or maintain or permit to be used or maintained an exterior storage container or storage trailer without first obtaining a temporary building permit therefor as provided in this chapter. Any exterior storage container or storage trailer now in place at the passage of this ordinance or any new placement is subject to the Temporary Building Permit requirement.

A temporary building permit is required for any storage container or storage trailer over 199 square feet and shall be renewed every 180 days, on January 1st and July 1st of each year.

6: APPLICATION FOR PERMIT; SITE PLAN: A. Filing of Application: An application for an exterior storage container or storage trailer permit shall be filed with the Zoning Administrator on a form provided by the city.

B. Information Required: The application shall include the following information:

1. The name, address and telephone number of the applicant.
 2. A site plan which shall be a dimension drawing showing the following:
 - a. North arrow;
 - b. Property lines;
 - c. Location of all structure(s) on the subject property, including dumpsters, and dimensions;
 - d. Location of emergency lanes, location of ingress and egress to the property, location of parking areas;
 - e. Location of each proposed storage container or storage trailer and dimensions from building(s);
- C. Falsification of Information:** Falsification of information on an application shall be grounds for denial or revocation of a permit.

7: CONSIDERATION OF APPLICATION

The Zoning Administrator shall, upon consideration of the application and the information required herein, approve or reject the application.

8: FEES

At the time of filing the application, the applicant shall pay to the city a nonrefundable permit fee established by resolution of the City Council for each Temporary Building Permit.

9: REVOCATION OR SUSPENSION OF PERMIT

A. Violation of Regulations: A permit may be revoked or suspended by the Zoning Administrator for a violation of any of the provisions of this chapter or any other ordinances of the city or the laws of the United States or the State of Iowa.

B. Notice of Action to Permittee; Right to Appeal: The permittee shall be given not less than ten (10) days' written notice of the proposed action to be taken prior to suspension or revocation. The permittee may file with the city clerk a written notice of appeal to the City Council from the suspension or revocation.